

REQUIRED INFORMATION FOR MAJOR SUBDIVISION APPLICATION

Definition: A major subdivision exceeds the threshold requirements as defined for a minor subdivision established in 7.c.1.b. A major shall contain new roads or changes to existing roads or; create lots that do not front directly on or have legal access to and existing publicly or privately paved and maintained road or street or; encompasses more than twenty-five (25) acres and contains more than fifty (50) lots or; a combination of these requirements.

The following information is required for review for all Major Site Plan Applications as per Article 7, Article 8, and Section 9.c.4 of the Zoning & Development Standards Ordinance.

Please provide five (5) copies for review. If one or more of the following items does not apply to your site please provide certifying documentation.

- a. Name, address of owner and applicant. The title of the project or the completed subdivision in whichever phase number it may be;
- b. Name, signature, license number, seal and address and phone number of engineer, land surveyor, architect, planner, and/or landscape architect involved in the preparation of the project or completed subdivision;
- c. Title block, tax map sheet number for property, and street address;
- d. A location map at a scale of 1,200'-1", showing the location of the tract with reference to surrounding properties, streets, and municipal and county boundaries;
- e. North arrow and graphic and numerical scale. North should be placed at the top left corner of all minor subdivision plans and site plans. The scale shall not be smaller than 100'-1";
- f. Signature blocks and state registration numbers (if applicable) for the Planning Director, Zoning Administrator, City or County Engineer, Project Engineer, Project Land Surveyor, Owner of Project;
- g. Sheet size for a major subdivision shall not be larger than 24"by 36";
- h. Acreage of tract to nearest tenth of an acre. Total lots, number of lots, and minimum lot size.
- i. Date of original and all revisions;

- j. Current and/or requested zoning including typical lot area, width, depth, yard setbacks, etc.,
- k. Meets and bounds descriptions of a major subdivision shall meet the standards in the South Carolina Land Surveying Regulations in Chapter 49, Article 4, Section 460;
- l. A certification by a South Carolina Registered Land Surveyor or Civil Engineer which contains a statement as follows: "I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for Class ____ survey as specified therein."
- m. All proposed lot lines and areas of lots in square feet. All lot lines with dimensions to the nearest one-hundredth (100th) foot and bearings to the minute. Block letters and lot numbers in consecutive order. Minimum front yard building setback lines as per zoning district requirements;
- n. Copy and/or delineation of any deed restrictions or covenants;
- o. All existing water courses, flood plains, wetlands or other environmentally sensitive areas on and within two (200 ft) feet of the site;
- p. Final detailed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV.
- q. Traffic study in accordance with 7.d.10 for any project that meets the following criteria:
 - Any project that generates a need for 100 or more off-street parking spaces as determined in Article 8, Section J. (i.e. 50 or more residential lots)
- r. Contour lines at intervals of at least two (2 ft) feet for land with an average natural slope of four (4%) percent or less, and at intervals of at least five (5 ft) feet for land with an average natural slope exceeding four (4 %) percent;
- s. All on-site easements, railroads, utility transmission lines, culverts, bridges, storm drainage ditches, wooded areas, noise and accident potential zones around Shaw Air Force Base and the Sumter Airport, where applicable;
- t. Location of all existing/proposed fire hydrants;
- u. Location of any proposed dumpsters and screening;
- v. Parks, school site, and other areas, designated for public use if any, with any other conditions governing their use;

- w. Correct street names and street address for all lots and parcels in accordance with the provisions of applicable street naming and property numbering requirements of the Sumter Assessor's Office;
- x. Statement Acknowledging the Presence of Noise and/or Accident Potential Zones Delineation for the Shaw Air Force Base and/or the Sumter Airport with a statement stamped on the Final Plat as follows:

“This Subdivision lies (wholly) or (partially) within a designated APZ and/or Noise Zone and is subject to the additional development requirements imposed by the Sumter City-County Zoning Ordinance”.
- y. Performance and/or Maintenance Guarantees as applicable.